Karen Y Johnson Davidson County
Batch# 138438 DEEDWARR
09/10/2018 02:06:05 PM 2 pgs
Fees: $13.00 Taxes: $965.70

20180910-0089594

MAURY COUNTY
ASHLYN E. BLEVINS
NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $261,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of August, 2018.

NOTARY PUBLIC

My commission expires: 7/21/20

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kathleen G. Hale	Same	10804021800
(NAME)	(NAME)	
108 Fitzpatrick Court	605 Kennington South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	

Warranty Deed

For and in Consideration of the sum of $261,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Keith M. Jones and wife, Amy E. Jones,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kathleen G. Hale and Barbara P. Hale as joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 374, on the plan of Larchwood, Section Seven, as shown by plat of record in Book 6900, Page 274, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Keith M. Jones and wife , Amy E. Jones by deed from Verna F. Jackson, an unmarried person, dated November 30, 2005 and recorded as Instrument No. 20051208-0147676, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 108 Fitzpatrick Court, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of August, 2018.

Keith M. Jones

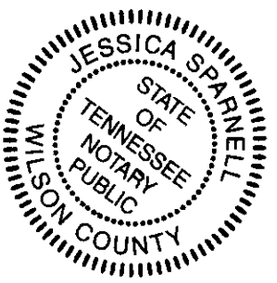
Amy E. Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith M. Jones and Amy E. Jones, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2018.

Notary Public
My Commission Expires: 5-2019



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122